



Notice of Public Hearing

Windham Planning Board
December 6, 2023 - 7:00 PM
Community Development Department
3 North Lowell Road Windham, NH 03087

To access via Teams: [Click here to join the meeting.](#)

Meeting ID: 284 019 863 395 **Password:** hSnSr4

Notice is hereby given that the Windham Planning Board will hold a public hearing at the Community Development Department. The following applications have been submitted for review. If each application is deemed complete, a public hearing will immediately follow.

Case # 2023-24 – 33 London Bridge Road (Parcel 14-B-2809); Zone – Rural District

The applicant, Edward N. Herbert Associates, Inc., and property owner, Woodside III LLC, seek a Final Subdivision application and a WWPD Special Permit. The applicant proposes to subdivide a 41.63 +/- acre parcel into fourteen (14) single family house lots accessed via Class V roadway with a cul-de-sac approximately 1,800 feet in length. This development proposal is a conventional subdivision.

Case # 2023-28 – 48 Turtle Rock Road (Parcel 21-K-37); Zone – Residential A and WPOD

The applicant, Joe Maynard, Benchmark LLC, and property owners, R & D Realty Trust, seek a Major WPOD land development application to expand the existing dwelling footprint from 1,074 sq ft to 2,560 sq ft and other associated site improvements.

Case # 2023-29 – 89 W Shore Road (Parcel 22-L-7); Zone – Residential A and WPOD

The applicant, Joe Maynard, Benchmark LLC, and property owners, Christian & Jacqueline Theriault, seek a Major WPOD land development application to raze the existing structure and construct a new single-family dwelling on the lot and other associated site improvements.

Case # 2023-30 – 3 Marden Road (24-F-1105); Zone – Rural District and WWPD

The applicant, Kurt Meisner, Meisner Brem Corporation, and property owners, Aaron & Jennifer Fox, seek a Wetland and Watershed Protection District (WWPD) Special Permit for grading approximately 3,500 sq ft of the backyard which lies within the WWPD.

Case # 2023-31 – 60 Indian Rock Road (Parcel 16-D-200); Zone – Village Center District, WPOD, and WWPD

The applicant, Edward N. Herbert Associates, Inc., and property owner, Indian Rock Development, LLC, propose to develop a mixed-use site with a sixteen (16) unit condominium community, two (2) mixed use buildings, and other associated site improvements.

Case # 2023-32 – 25 First St (Parcel 16-R-183); Zone – Residential A and WPOD

The applicant, Joe Maynard, Benchmark LLC, and property owners, Phyllis & Larry Johansen, seek a Major WPOD land development application to expand the existing structure's footprint from 810 sq. ft. to 1,265 sq. ft. and other associated site improvements.

Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at www.windhamnh.gov/AgendaCenter.

Copies of all Planning Board materials are available for review at the Windham Community Development Department during regular business hours and at www.WindhamNH.gov. See the "Planning Board" page; "[Current Case Files](#)". All members of the public are welcome to attend the public hearing in person, via Zoom, or watch live streaming on Windham Community Television, wctv21.com, or Comcast Channel 20.